| 024.0 | 0002 | 0003.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,150,900 | / | 1,150,900 |
| USE VALUE: | 1,150,900 | / | 1,150,900 |
| ASSESSED: | 1,150,900 | / | 1,150,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 58 | -60 | WALDO RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MILLER EBEN & RACHEL |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 58 WALDO ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MILLER DEBORAH & JAMES & - |
| Owner 2: | MILLER EBEN & RACHEL - |
| Street 1: | 58 WALDO ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 3381 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4858.000 | 698,100 | 200 | 452,600 | 1,150,900 |
| Total Card | 0.112 | 698,100 | 200 | 452,600 | 1,150,900 |
| Total Parcel | 0.112 | 698,100 | 200 | 452,600 | 1,150,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.40 /Parcel: 340.40

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 15664

**GIS Ref**

**GIS Ref**

**Insp Date** 07/21/17

!1952!

## PREVIOUS ASSESSMENT

**Parcel ID** 024.0-0002-0003.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 698,100 | 200 | 4,858. | 452,600 | 1,150,900 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 668,300 | 200 | 4,858. | 452,600 | 1,121,100 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 668,400 | 200 | 4,858. | 452,600 | 1,121,200 | 1,121,200 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 480,700 | 300 | 4,858. | 480,900 | 961,900 | 961,900 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 480,700 | 300 | 4,858. | 350,800 | 831,800 | 831,800 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 439,100 | 0 | 4,858. | 305,500 | 744,600 | 744,600 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 439,100 | 0 | 4,858. | 260,200 | 699,300 | 699,300 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 310,000 | 0 | 4,858. | 254,600 | 564,600 | 564,600 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/29/21 | 20:50:27 |

**LAST REV**

| Date | Time |
|---|---|
| 08/22/17 | 13:53:52 |
| apro | |
| 1952 | |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.**

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MILLER DEBORAH | 69130-437 | | 4/12/2017 | Convenience | 99 | No | No | | |
| ALDRICH MERRITT | 64456-470 | | 11/3/2014 | | 815,000 | No | No | | |
| MERRITT JAMES W | 22902-132 | | 2/10/1993 | | 60,000 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/26/2015 | 551 | Manual | 2,750 | | | | | |
| 3/4/2015 | 207 | Heat App | 10,000 | | | | | Install ductless s |
| 2/20/2015 | 166 | Renovate | 271,190 | | | | | |
| 9/2/1993 | 426 | | 25,000 | | | | | DORMER FOR 3RD FLO |
| 8/11/1992 | 373 | Manual | 1,000 | | | | | NEW WINDOWS |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/21/2017 | Meas/Inspect | HS | Hanne S |
| 5/20/2015 | Permit Insp | PC | PHIL C |
| 5/14/2015 | SQ Returned | MM | Mary M |
| 4/30/2009 | Measured | 163 | PATRIOT |
| 10/5/1999 | Mailer Sent | | |
| 10/5/1999 | Measured | 256 | PATRIOT |
| 8/10/1993 | | RV | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 15664 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4858 | | Sq. Ft. | Site | | 0 | 80. | 1.16 | 1 | | | | | | | | | 452,591 | | | | | | 452,600 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.11152 | Total SF/SM: | 4858 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 452,591 | Spl Credit | | Total: | 452,600 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1927 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G16 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 4 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.01496351 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 180.848 |
| Other Features: | 169500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 782570 |
| Depreciation: | 84518 |
| Depreciated Total: | 698053 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 12 | BRs: 4 | Baths: 4 | HB

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 6 | 2 | |
| Totals | | | |
| 2 | 12 | 4 | |

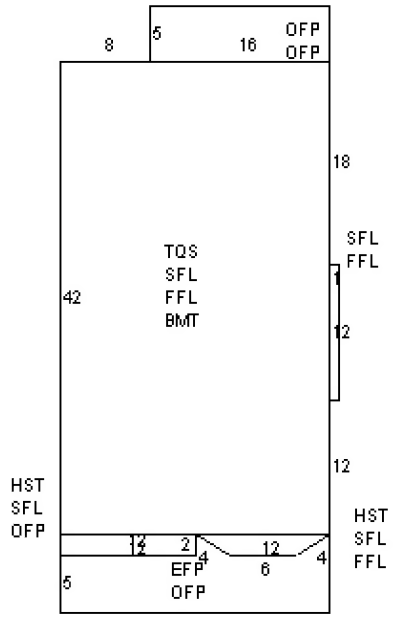
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 180.85 |
| Special Features: | 0 | Val/Su Net: | 161.56 |
| Final Total: | 698100 | Val/Su SzAd | 242.65 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,062 | 180.850 | 192,061 |
| FFL | First Floor | 1,038 | 180.850 | 187,721 |
| BMT | Basement | 1,008 | 79.350 | 79,982 |
| TQS | 3/4 Story | 756 | 180.850 | 136,721 |
| OFP | Open Porch | 310 | 21.600 | 6,697 |
| EFP | Enclos Porch | 126 | 48.340 | 6,091 |
| HST | Half Story | 21 | 180.850 | 3,798 |
| | Net Sketched Area: | 4,321 | Total: | 613,071 |
| Size Ad | 2877 | Gross Area | 4594 | FinArea 3381 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 50 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

024.0-0002-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Patio | D | Y | 1 | 8x6 | A | AV | 2000 | 6.00 | T | 15.2 | 104 | | | 200 | | | 200 |

More: N | Total Yard Items: 200 | Total Special Featues: | Total: 200